

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: FP#01037, Stone Ridge Estates Addition

Date: February 5, 2002

PROPOSAL: A final plat consisting of 73 lots and five outlots.

LAND AREA: 118.99 Acres

CONCLUSION: The final plat conforms to the approved preliminary plat.

RECOMMENDATION:

Approve

GENERAL INFORMATION:

LEGAL DESCRIPTION: See legal description on attached final plat.

LOCATION: Northwest of the intersection of South 27th Street and Yankee Hill Road.

APPLICANT: Michael R. Johnson, Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

OWNERS: John Brager
Ridge Development Co.
2001 Pine Lake Road
Lincoln, NE 68512

Gerald Schleich
Southview, Inc.
3901 Normal Boulevard
Lincoln, NE 68506

Tom White
Ridge Development
2001 Pine Lake Road
Lincoln, NE 68512

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: This site is undeveloped, but some grading has occurred in anticipation of construction.

SURROUNDING LAND USE AND ZONING:

North	Agriculture	AG
South	Residential	R-3
East	Residential	R-3
West	Residential	AG, R-3

HISTORY: CZ#3330 - A change of zone from AG to R-3 Stone Ridge Estates Addition was approved by the Planning Commission on **November 28, 2001** and by the City Council on **January 14, 2002**.

PP#3330 - The preliminary plat of Stone Ridge Estates Addition was approved by the Planning Commission on **November 28, 2001**, and by the City Council on **January 14, 2002**.

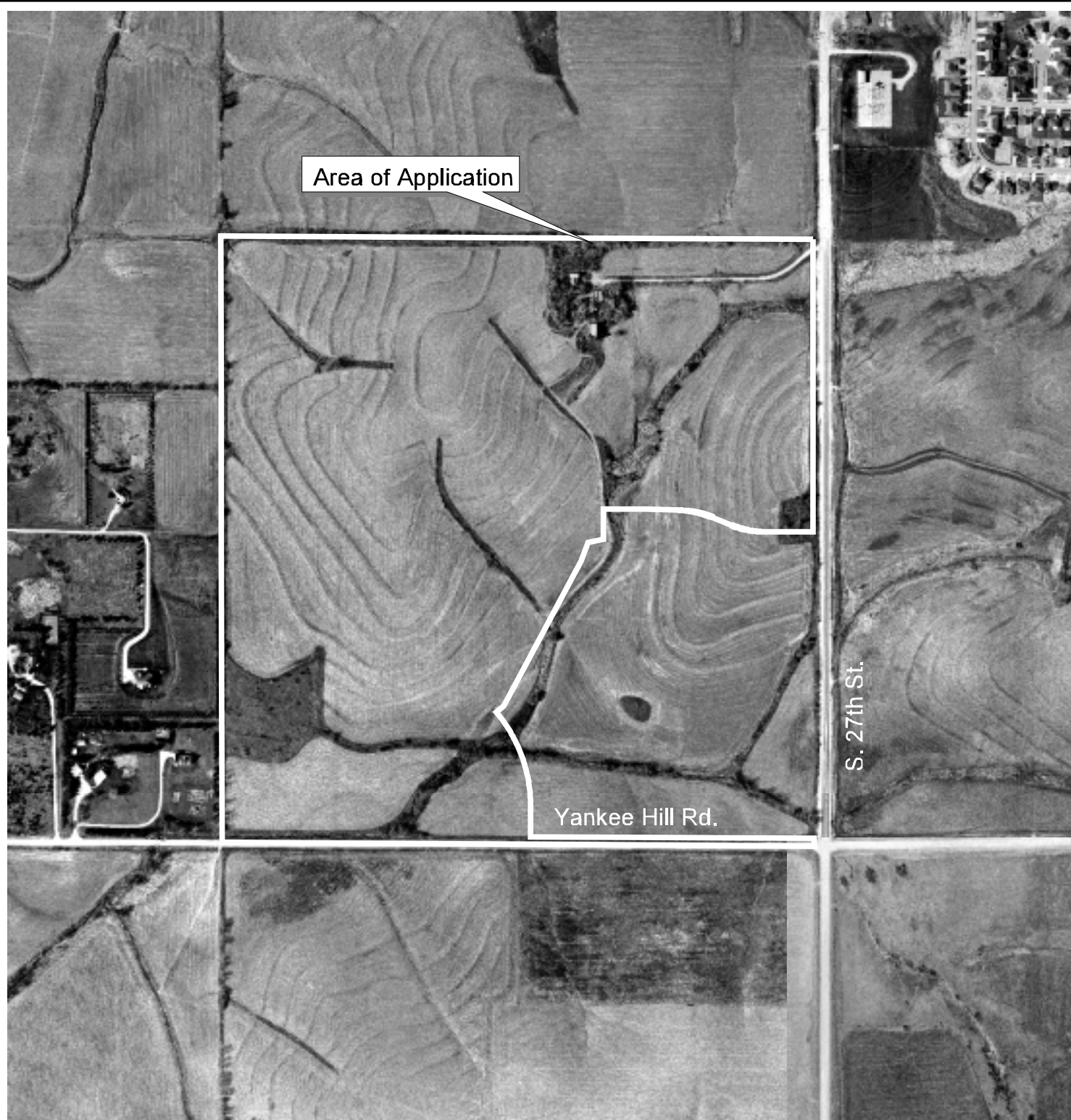
SP#1946 - A special permit to allow a Community Unit Plan for ten single-family attached units on Lots 1-10, Block 7, Stone Ridge Estates Addition, was approved by the Planning Commission on **November 28, 2001**, and by the City Council on **January 14, 2002**.

ANALYSIS:

1. The Final Plat conforms to the approved preliminary plat.
2. Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An escrow of security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Brian Will, AICP
Planner



Area of Application

Yankee Hill Rd.

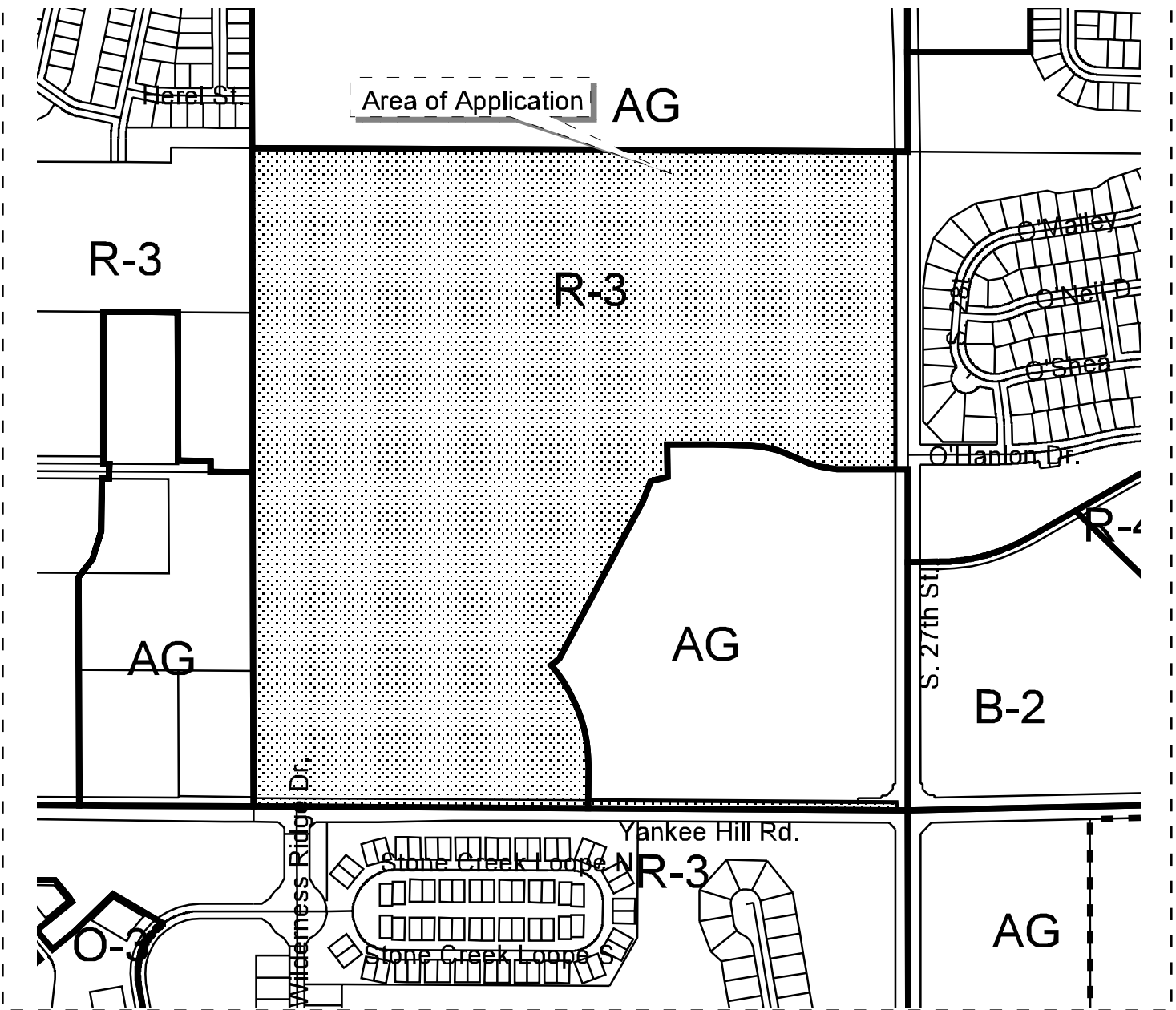
S. 27th St.

Final Plat #01037
Stone Ridge Estates Add.
S. 27th & Yankee Hill Rd.



Photograph Date: 1999

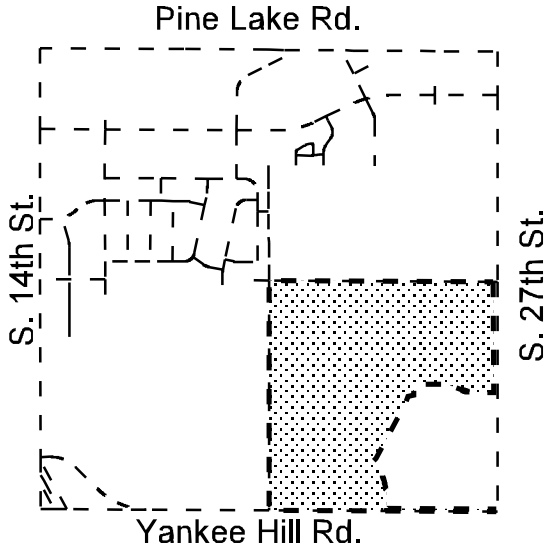
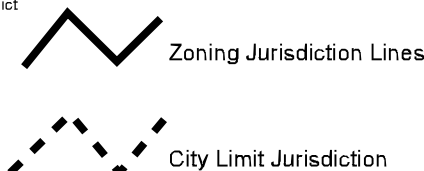
Lincoln City - Lancaster County Planning Dept.



Final Plat #01037
Stone Ridge Estates Add.
S. 27th & Yankee Hill Rd.

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 24 T9N R6E



STONE RIDGE ESTATES ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT
NO. 01010 FOR STONE RIDGE ESTATES ADDITION)

INDEX OF SHEETS

SHEET 1: COVER SHEET

SHEET 2: FINAL PLAT DRAWING

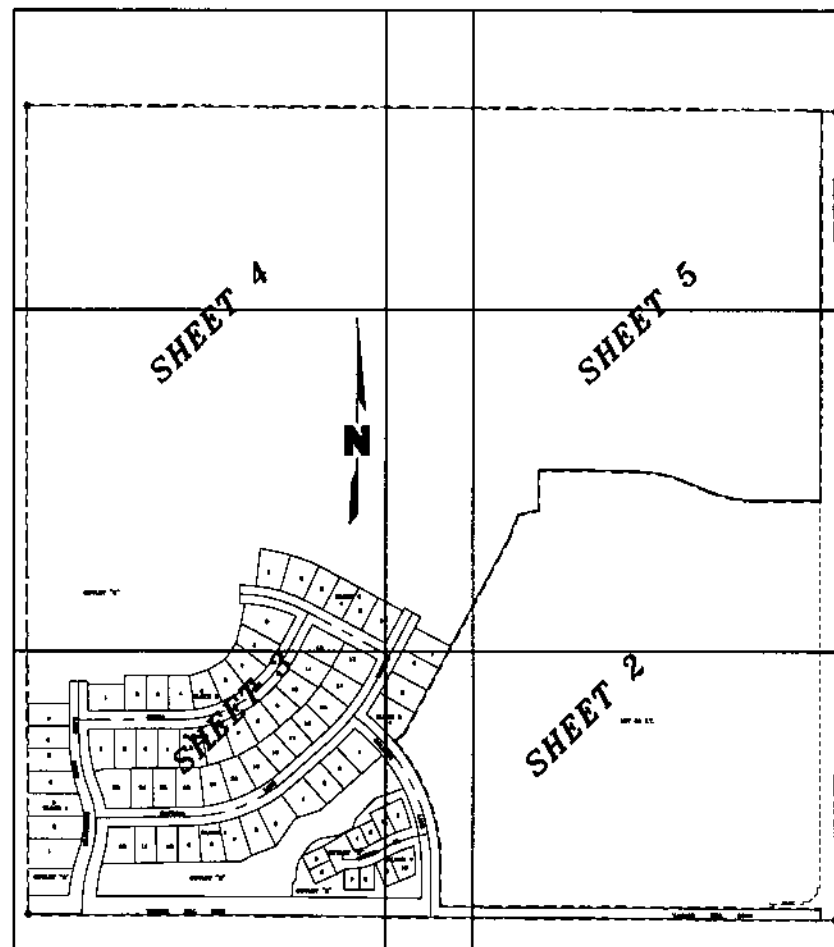
SHEET 3: FINAL PLAT DRAWING

SHEET 4: FINAL PLAT DRAWING &
LOT AREA TABLE

SHEET 5: FINAL PLAT DRAWING &
CURVE DATA

SHEET 6: SURVEYOR'S CERTIFICATE
LIEN HOLDER'S CONSENT &
PLANNING COMMISSION APPROVAL

SHEET 7: DEDICATION & NOTARY

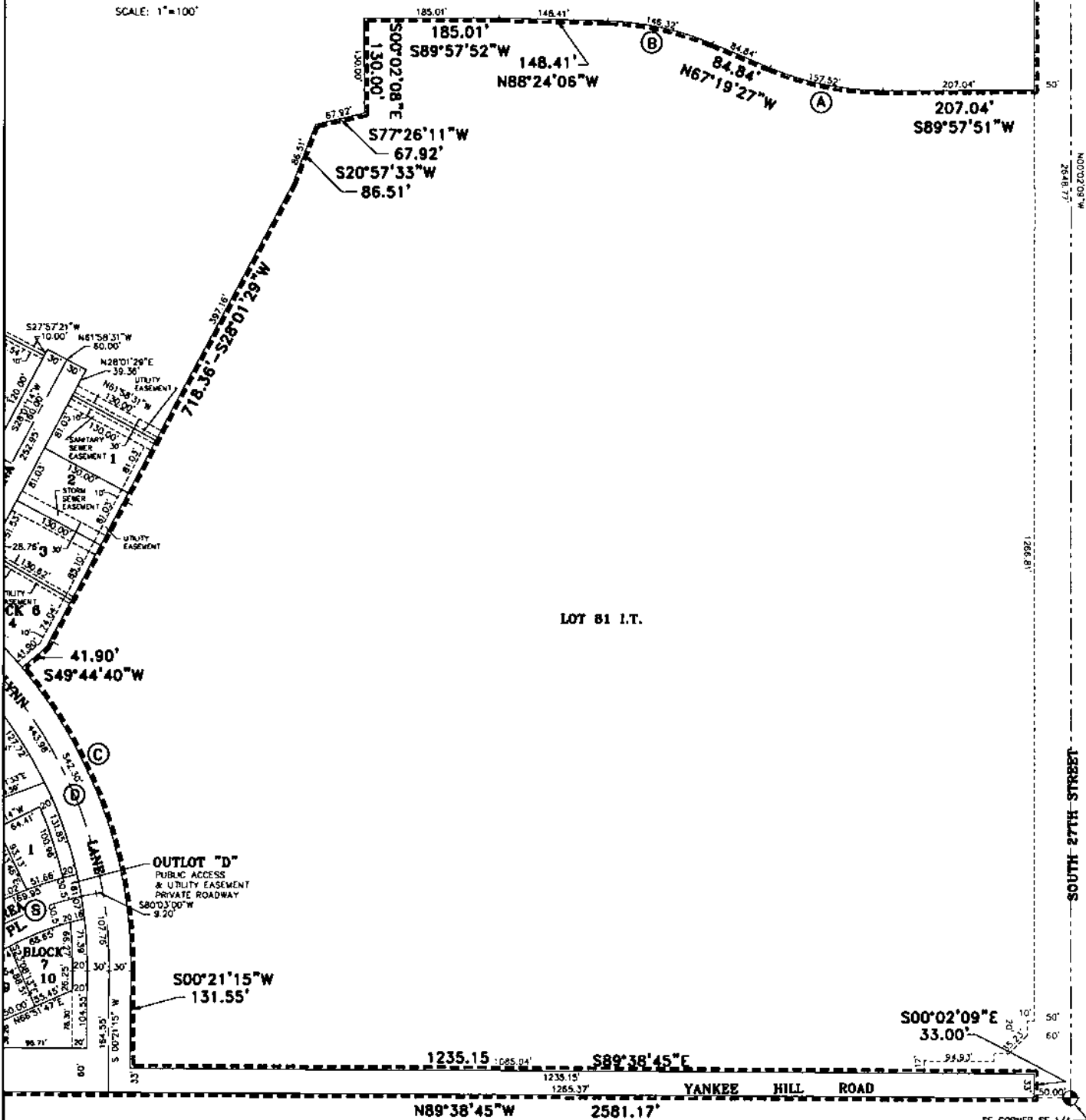


STONE RIDGE ESTATES
ADDITION
FINAL PLAT

OUTLOT "C"
BLANKET UTILITY EASEMENT
THIS AREA IS RESERVED FOR FUTURE
DEVELOPMENT AFTER FINAL PLATTING IN
ACCORDANCE WITH THE APPROVED
PRELIMINARY PLAT ON FILE WITH THE
CITY OF LINCOLN.



SCALE: 1"=100'



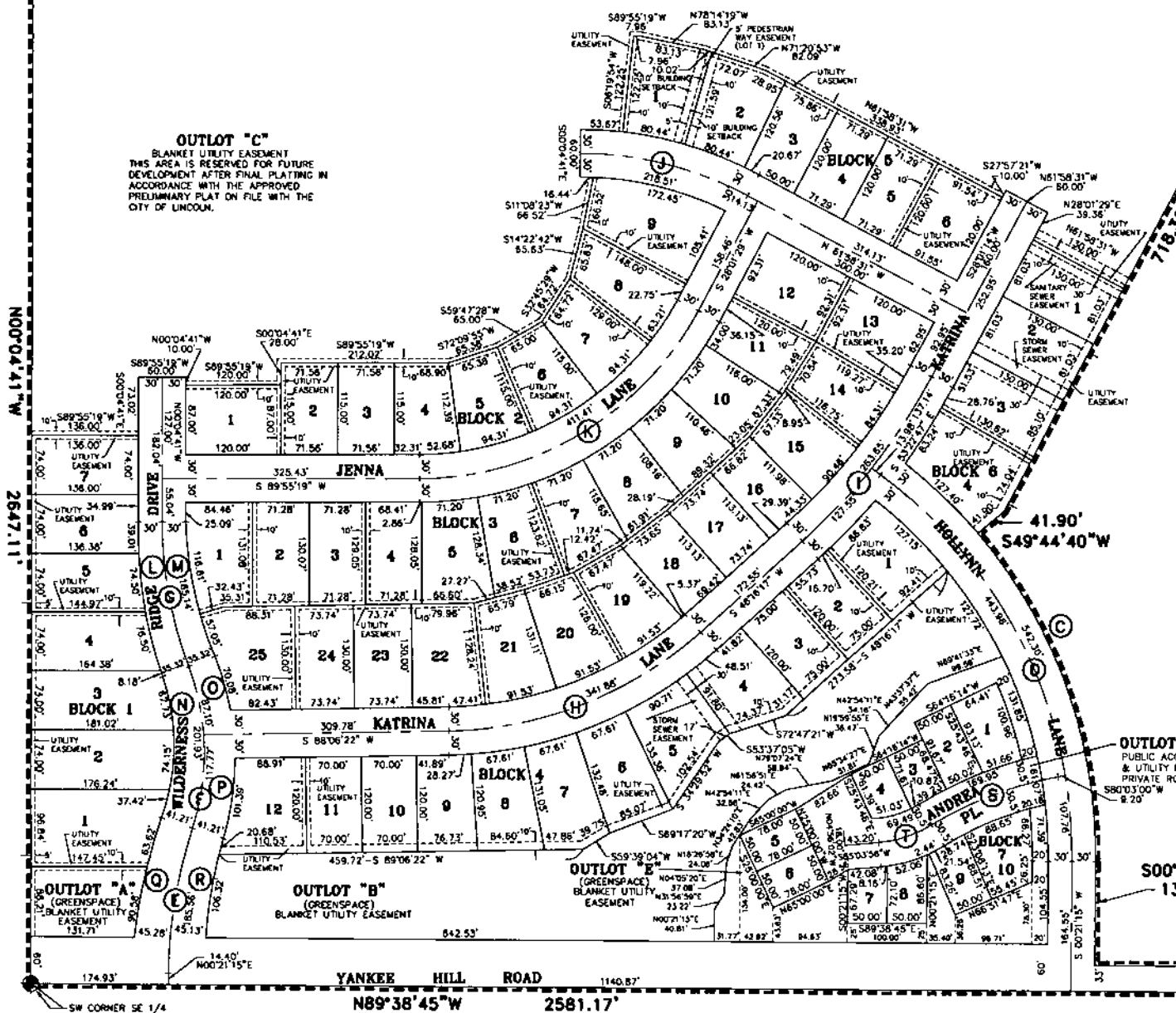
200066-2

STONE RIDGE ESTATES ADDITION FINAL PLAT



SCALE: 1"=100'

OUTLOT "C"
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STONE RIDGE ESTATES ADDITION FINAL PLAT

NW CORNER SE 1/4
SEC. 24-T9N-R6E

2583.11'-S89°40'53"E

2583.11'

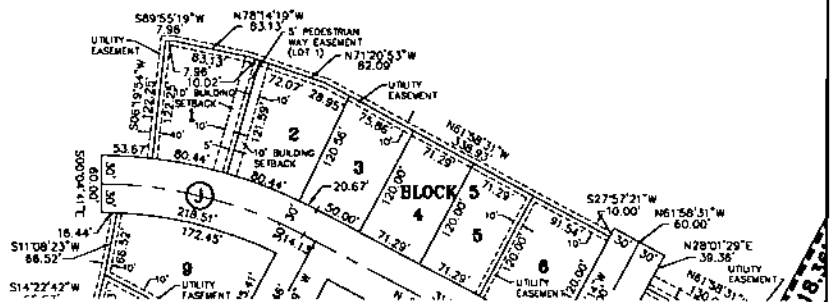
LOT AREA TABLE

BLOCK 1			BLOCK 4			BLOCK 3		
LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC
LOT 1	15,674.11 SF	0.3598 AC	LOT 1	11,303.95 SF	0.2595 AC	LOT 1	10,850.03 SF	0.2445 AC
LOT 2	13,349.58 SF	0.3065 AC	LOT 2	8,846.82 SF	0.2031 AC	LOT 2	9,308.88 SF	0.2137 AC
LOT 3	12,918.88 SF	0.2968 AC	LOT 3	9,000.00 SF	0.2068 AC	LOT 3	9,234.53 SF	0.2120 AC
LOT 4	11,376.15 SF	0.2612 AC	LOT 4	10,480.98 SF	0.2408 AC	LOT 4	9,182.20 SF	0.2103 AC
LOT 5	10,345.63 SF	0.2375 AC	LOT 5	10,837.87 SF	0.2511 AC	LOT 5	10,653.91 SF	0.2448 AC
LOT 6	10,088.93 SF	0.2312 AC	LOT 6	10,148.81 SF	0.2330 AC	LOT 6	10,268.95 SF	0.2355 AC
LOT 7	10,064.00 SF	0.2310 AC	LOT 7	10,434.18 SF	0.2395 AC	LOT 7	9,743.59 SF	0.2237 AC
BLOCK 2			LOT 8	9,479.93 SF	0.2178 AC	LOT 8	8,974.10 SF	0.2080 AC
LOT 1	10,440.00 SF	0.2387 AC	LOT 9	8,822.94 SF	0.2025 AC	LOT 9	8,671.09 SF	0.1991 AC
LOT 2	8,229.40 SF	0.1889 AC	LOT 10	8,400.00 SF	0.1928 AC	LOT 10	9,155.35 SF	0.2102 AC
LOT 3	8,229.40 SF	0.1889 AC	LOT 11	8,400.00 SF	0.1928 AC	LOT 11	8,786.08 SF	0.2017 AC
LOT 4	8,805.28 SF	0.2021 AC	LOT 12	11,586.08 SF	0.2660 AC	LOT 12	11,077.20 SF	0.2543 AC
LOT 5	9,191.17 SF	0.2110 AC	BLOCK 7			LOT 13	11,418.59 SF	0.2621 AC
LOT 6	9,275.33 SF	0.2129 AC	LOT 1	5,739.61 SF	0.1318 AC	LOT 14	9,188.57 SF	0.2189 AC
LOT 7	9,726.61 SF	0.2233 AC	LOT 2	4,598.40 SF	0.1058 AC	LOT 15	9,558.47 SF	0.2194 AC
LOT 8	10,345.84 SF	0.2375 AC	LOT 3	3,493.45 SF	0.0802 AC	LOT 16	7,933.61 SF	0.1821 AC
LOT 9	14,559.70 SF	0.3342 AC	LOT 4	3,418.98 SF	0.0785 AC	LOT 17	8,342.21 SF	0.1915 AC
BLOCK 5			LOT 5	3,900.00 SF	0.0895 AC	LOT 18	8,810.48 SF	0.1977 AC
LOT 1	11,053.78 SF	0.2538 AC	LOT 6	3,900.00 SF	0.0895 AC	LOT 19	9,819.06 SF	0.2254 AC
LOT 2	11,002.64 SF	0.2527 AC	LOT 7	3,480.65 SF	0.0799 AC	LOT 20	10,212.20 SF	0.2344 AC
LOT 3	8,785.46 SF	0.2019 AC	LOT 8	3,901.97 SF	0.0898 AC	LOT 21	10,285.06 SF	0.2361 AC
LOT 4	8,555.28 SF	0.1984 AC	LOT 9	4,286.50 SF	0.0984 AC	LOT 22	11,230.15 SF	0.2578 AC
LOT 5	8,555.28 SF	0.1984 AC	LOT 10	8,550.88 SF	0.1504 AC	LOT 23	9,586.20 SF	0.2201 AC
LOT 6	10,984.08 SF	0.2522 AC	BLOCK 6			LOT 24	9,586.20 SF	0.2201 AC
			LOT 1	10,534.12 SF	0.2418 AC	LOT 25	12,998.61 SF	0.2984 AC
			LOT 2	10,534.12 SF	0.2418 AC	OUTLOTS		
			LOT 3	10,756.57 SF	0.2469 AC	OUTLOT "A"	12,289.09 SF	0.2821 AC
			LOT 4	12,857.50 SF	0.2952 AC	OUTLOT "B"	121,142.49 SF	2.7810 AC
						OUTLOT "C"	3,935,692.35 SF	90.3511 AC
						OUTLOT "D"	22,115.27 SF	0.5077 AC
						OUTLOT "E"	38,112.99 SF	0.8750 AC

OUTLOT "C"
BLANKET UTILITY EASEMENT
THIS AREA IS RESERVED FOR FUTURE
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SCALE: 1"=100'



STONE RIDGE ESTATES
ADDITION
FINAL PLAT

2583.11'-S89°40'53"E

NE CORNER SE 1/4
SEC. 24-T8N-R6E

2583.11

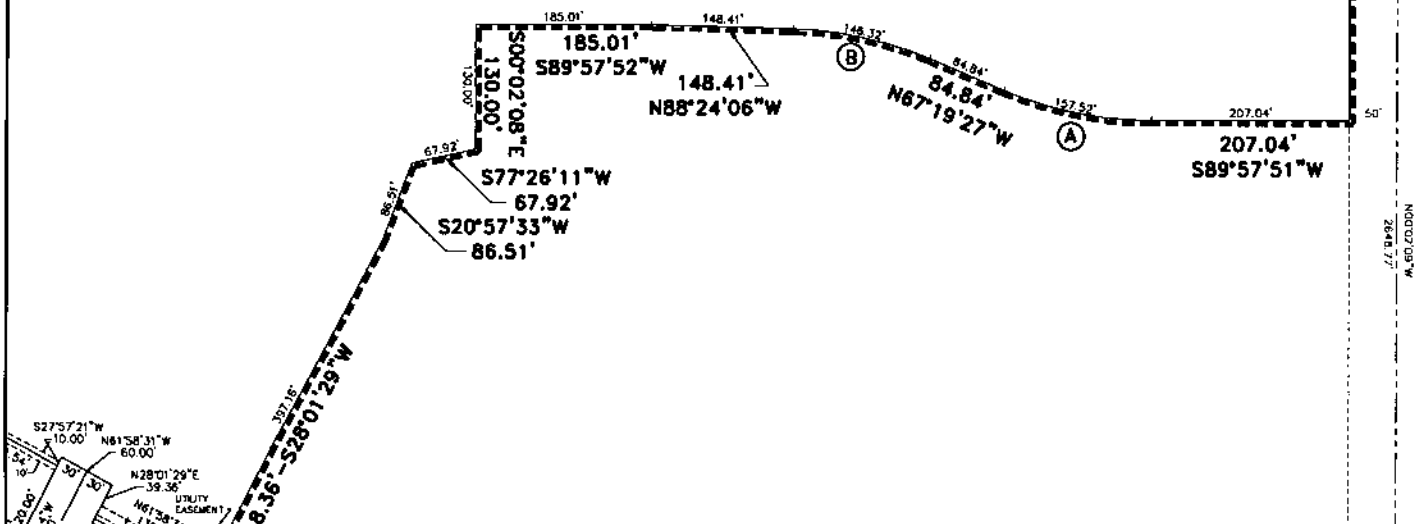
SCALE: 1"=100'

CURVE DATA

A Δ=22°42'42" R=400.00 L=158.56 T=80.33 C=157.52 CB=N78°40'48"W	F Δ=39°20'01" R=300.00 L=205.95 T=107.22 C=201.93 CB=N01°31'17"W	K Δ=61°53'50" R=400.00 L=432.12 T=239.86 C=411.41 CB=S56°58'24"W	P Δ=17°10'23" R=339.56 L=101.77 T=51.27 C=101.39 CB=N08°05'35"E
B Δ=21°04'39" R=400.00 L=147.15 T=74.42 C=146.32 CB=N77°51'47"W	G Δ=21°10'07" R=503.97 L=186.20 T=94.17 C=185.14 CB=N10°40'00"W	L Δ=21°10'57" R=536.43 L=188.32 T=100.31 C=197.19 CB=N09°08'33"W	S Δ=13°49'15" R=639.70 L=154.31 T=77.53 C=153.93 CB=N12°46'46"E
C Δ=40°38'08" R=630.00 L=446.81 T=233.27 C=437.50 CB=S19°57'49"E	H Δ=40°50'05" R=490.00 L=349.22 T=182.40 C=341.88 CB=S68°41'20"W	M Δ=21°10'25" R=471.35 L=174.19 T=88.10 C=173.20 CB=N12°24'16"W	R Δ=13°07'24" R=555.17 L=127.16 T=63.86 C=126.88 CB=N09°50'42"E
D Δ=53°44'01" R=600.00 L=562.70 T=303.96 C=542.30 CB=S26°30'46"E	I Δ=20°14'48" R=750.00 L=265.03 T=133.91 C=263.65 CB=S38°08'53"W	N Δ=39°22'32" R=261.60 L=179.78 T=93.60 C=176.26 CB=N00°16'48"E	S Δ=21°46'11" R=450.00 L=170.98 T=86.53 C=169.95 CB=S69°09'54"W
E Δ=17°47'29" R=600.00 L=186.31 T=93.91 C=185.56 CB=N09°41'59"E	J Δ=28°06'10" R=450.00 L=220.72 T=112.63 C=218.51 CB=N76°01'36"W	O Δ=11°50'44" R=339.56 L=70.20 T=35.23 C=70.08 CB=N16°35'16"W	T Δ=26°47'09" R=150.00 L=70.13 T=35.72 C=69.49 CB=S71°40'23"W

OUTLOT "C"

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STONE RIDGE ESTATES ADDITION FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS STONE RIDGE ESTATES ADDITION, A SUBDIVISION COMPOSED OF LOT 80 I.T., AND THE REMAINING PORTION OF LOT 79 I.T., ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, T9N, R6E OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF THE REMAINING PORTION OF LOT 79 I.T., SAID POINT BEING ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING 50.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF LOT 79 I.T., SAID LINE BEING THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,581.17 FEET TO THE SOUTHWEST CORNER OF SAID REMAINING PORTION OF LOT 79 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 79 I.T., AND THE WEST LINE OF SAID LOT 80 I.T., SAID LINE BEING THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,647.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 80 I.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 89 DEGREES 40 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 80 I.T., SAID LINE BEING THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,583.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 80 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 80 I.T., SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,276.82 FEET TO A EAST CORNER OF SAID LOT 80 I.T., THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 80 I.T., A DISTANCE OF 207.04 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 400.00 FEET, ARC LENGTH OF 158.56 FEET, DELTA ANGLE OF 22 DEGREES 42 MINUTES 42 SECONDS, A CHORD BEARING OF NORTH 78 DEGREES 40 MINUTES 48 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 80 I.T., AND A CHORD LENGTH OF 157.52 FEET TO A POINT OF TANGENCY, THENCE NORTH 67 DEGREES 19 MINUTES 27 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 80 I.T., A DISTANCE OF 84.84 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 400.00 FEET, ARC LENGTH OF 147.15 FEET, DELTA ANGLE OF 21 DEGREES 04 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 51 MINUTES 47 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 80 I.T., AND A CHORD LENGTH OF 146.32 FEET TO A POINT OF TANGENCY, THENCE NORTH 88 DEGREES 24 MINUTES 06 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 80 I.T., A DISTANCE OF 148.41 FEET TO A SOUTH CORNER OF SAID LOT 80 I.T., THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 80 I.T., A DISTANCE OF 185.01 FEET TO A EAST CORNER OF SAID LOT 80 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 08 SECONDS EAST ALONG A EAST LINE OF SAID LOT 80 I.T., A DISTANCE OF 130.00 FEET TO A EAST CORNER OF SAID LOT 80 I.T., THENCE SOUTH 77 DEGREES 28 MINUTES 11 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 80 I.T., A DISTANCE OF 67.92 FEET TO A EAST CORNER OF SAID LOT 80 I.T., THENCE SOUTH 20 DEGREES 57 MINUTES 33 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 80 I.T., A DISTANCE OF 86.51 FEET TO A EAST CORNER OF SAID LOT 80 I.T., THENCE SOUTH 28 DEGREES 01 MINUTES 29 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 80 I.T., A DISTANCE OF 718.36 FEET TO A EAST CORNER OF SAID LOT 80 I.T., THENCE SOUTH 49 DEGREES 44 MINUTES 40 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 80 I.T., A DISTANCE OF 41.90 FEET TO A EAST CORNER OF SAID LOT 80 I.T., THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 630.00 FEET, ARC LENGTH OF 446.81 FEET, DELTA ANGLE OF 40 DEGREES 38 MINUTES 08 SECONDS, A CHORD BEARING OF SOUTH 19 DEGREES 57 MINUTES 49 SECONDS EAST ALONG A EAST LINE OF SAID LOT 80 I.T., AND A CHORD LENGTH OF 437.50 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST ALONG A EAST LINE OF SAID LOT 80 I.T., A

DISTANCE OF 131.55 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE REMAINING PORTION OF LOT 79 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 80 I.T., THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF LOT 79 I.T., SAID LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,235.15 FEET TO THE NORTHEAST CORNER OF SAID REMAINING PORTION OF LOT 79 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID REMAINING PORTION OF LOT 79 I.T., SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 5,183,120.73 SQUARE FEET OR 118.99 ACRES ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

L.S. NUMBER



ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THEODORE V. MALONE, A SINGLE PERSON, BENEFICIARY, TO ME PERSONALLY KNOWN, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS _____ DAY OF _____, 20____, BY RESOLUTION NO. _____.

ATTEST:
CHAIR

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS STONE RIDGE ESTATES ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2001-50831, 2000-10017 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

PINNACLE BANK
TRUSTEE AND BENEFICIARY

UNION BANK AND TRUST COMPANY
TRUSTEE

BY: LYNNETTE NELSON

BY: _____

TITLE: LOAN OFFICER AND ESCROW AGENT

NAME: _____

TITLE: _____

THEODORE V. MALONE
A SINGLE PERSON, BENEFICIARY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY LYNNETTE NELSON, LOAN OFFICER AND ESCROW AGENT, PINNACLE BANK, TRUSTEE AND BENEFICIARY ON BEHALF OF SAID (BANK)

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____, TITLE: _____, UNION BANK AND TRUST COMPANY, TRUSTEE ON BEHALF OF SAID (BANK)

NOTARY PUBLIC

FINAL PLAT

THE FOREGOING PAT. IS KNOWN AS STONE RIDGE ESTATES ADDITION A SUBDIVISION COMPOSED OF LOT 80 I.T., AND THE REMAINING PORTION OF LOT 79 I.T., ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24 T9N, R6E, OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

GERALD L. SCHLEICH, PRESIDENT
SOUTHVIEW INC., A NEBRASKA CORPORATION

JOHN C. BRAGER, PRESIDENT OF
CONSTRUCTION DIVISION,
RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION

THOMAS E. WHITE, PRESIDENT OF
DEVELOPMENT DIVISION,
RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, 20____, BEFORE THE
UNDESIGNED _____ NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN
AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GERALD
SCHLEICH WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL
PERSON WHOSE _____ NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF
SOUTHWEST INC., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES
THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND
THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN C. BRAGER WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF CONSTRUCTION DIVISION FOR RIDGE DEVELOPMENT COMPANY, A _____ CORP., _____, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS E. WHITE WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF DEVELOPMENT DIVISION OF RIDGE DEVELOPMENT COMPANY, A _____ CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC